

## **Chapter 14.80 Zoning Code Map and Text Amendments.**

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### **14.80.010 Purpose.**

The purpose of this chapter is to provide the procedures and requirements for amending the text, maps and charts of Title 14, and amendment criteria for amending the Official Zoning Map.

### **14.80.020 Procedure.**

- A. Applications for a text, map, or chart amendment of Title 14 shall follow the procedures for a Type VI Action as set out in DMC 14.08, Permit Processing.
- B. An application for an amendment to the Official Zoning Map by a property owner for a specific property(ies) and that is consistent with the Duvall Comprehensive Plan shall follow the procedures for a Type IV Land Use Action as set out in DMC 14.08, Permit Processing.
- C. An application for an amendment to the Official Zoning Map that requires an amendment to the Duvall Comprehensive Plan shall be in accordance with Type VI Actions as set out in DMC 14.08, Permit Processing. In such cases, an application for an amendment to the Official Zoning Map shall be submitted together with, or subsequent to, an application for a Comprehensive Plan Amendment.

### **14.80.030 Amendment Criteria.**

- A. All text amendments processed under this section shall be in conformance with the Duvall Comprehensive and consistent with the purpose of this Title.
- B. A map amendment shall meet the following criteria:
  - 1. The amendment shall be consistent with the Future Land Use Map set out in the Duvall Comprehensive Plan except as set out in 14.80.020.C;
  - 2. The amendment shall be consistent with the policies and provisions of the Duvall Comprehensive Plan; the City-Wide Visioning Plan, and the Downtown Sub-Area Plan;
  - 3. The amendment shall be compatible with the uses and zoning of the adjacent properties;
  - 4. The amendment bears a substantial relation to the public, health and safety;
  - 5. The amendment is warranted because of changed circumstances, error, or because of a demonstrated need for additional property in the proposed zoning district;
  - 6. The subject property is suitable for development in conformance with zoning standards under the proposed zoning district;
  - 7. Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone;
  - 8. The probable adverse environmental impacts of the types of development allowed by the proposed zone have been identified and can be mitigated taking into account all applicable regulations, or, the unmitigated impacts are acceptable; and
  - 9. The amendment complies with all other applicable criteria and standards in this Title.

**14.80.040 Conditions to map amendment.**

- A. The City may require the applicant to submit a conceptual site plan prior to final approval being granted on an amendment to the Zoning Map.
- B. The City may require the applicant to enter into a concomitant agreement with the City as a condition of the Zoning Map amendment and may, through that agreement, impose more restrictive development conditions than set out in this Title that would be designed to mitigate potential impacts of the amendment and development pursuant thereto.

**14.80.050 Exemptions.**

Changes in the organization, format, appearance, profiles, narrative, illustrations, examples or other non-material changes to the Unified Development Regulations may be made by the Director and are exempt from this section.